

CITY of SOLEDAD

A. GENERAL INFORMATION

i. Jurisdictional Information:

Population 1998:	22,100
Annual Single-Family Units Permitted (1996-98, Avg.):	95
Annual Multi-Family Units Permitted (1996-98, Avg.):	33
Total Annual Residential Units Permitted (1996-98, Avg.):	128

ii. General Fee Checklist

<i>fee used here</i>	<i>updated in 1998 or 1999?</i>	<i>fee used here</i>	<i>updated in 1998 or 1999?</i>
<input type="checkbox"/> N 1. Planning Department Plan Check Fees	-	<input type="checkbox"/> N 14. Watershed / Aquifer Fees	-
<input checked="" type="checkbox"/> Y 2. Environmental Assessment / Review Fees	N	<input checked="" type="checkbox"/> Y 15. Local Traffic Mitigation Fees	N
<input checked="" type="checkbox"/> Y 3. Building Department Plan Check Fees	N	<input type="checkbox"/> N 16. Reg'l Traffic / Highway Mit'n Fees	-
<input checked="" type="checkbox"/> Y 4. Building Department Permit Fees	N	<input checked="" type="checkbox"/> Y 17. Fire Service Fees	N
<input checked="" type="checkbox"/> Y 5. Engineering / Public Works Dept. Fees	N	<input checked="" type="checkbox"/> Y 18. Police Service Fees	N
<input checked="" type="checkbox"/> Y 6. Grading Permit Fees	N	<input type="checkbox"/> N 19. Public Safety Fees	-
<input checked="" type="checkbox"/> Y 7. Electrical Permit Fees	N	<input checked="" type="checkbox"/> Y 20. School District Fees	N
<input checked="" type="checkbox"/> Y 8. Mechanical Permit Fees	N	<input type="checkbox"/> N 21. School District Mitigation Fees	-
<input checked="" type="checkbox"/> Y 9. Plumbing Permit Fees	N	<input checked="" type="checkbox"/> Y 22. Community / Capital Facility Fees	N
<input type="checkbox"/> N 10. Electricity / Gas Connection Fees	-	<input checked="" type="checkbox"/> Y 23. Park Land Dedication / In-Lieu Fees	N
<input checked="" type="checkbox"/> Y 11. Sanitary Sewer Connection Fees	N	<input type="checkbox"/> N 24. Open Space Dedication / In-Lieu Fees	-
<input type="checkbox"/> N 12. Storm Drainage Connection Fees	-	<input type="checkbox"/> N 25. Afford. Hous'g Dedic'n / In-Lieu Fees	-
<input checked="" type="checkbox"/> Y 13. Water Connection Fees	N	<input type="checkbox"/> N 26. Special Assessment District Fees	-

iii. Possible Fee Reductions or Waivers:

Affordable Housing Fee Reduction	N
Affordable Housing Fee Waiver	Y - at City Council discretion
Senior Housing Fee Reduction	N
Senior Housing Fee Waiver	Y - at City Council discretion
Fee Types Reduced or Waived:	impact fees

iv. Use of Mello-Roos in this Jurisdiction:

single-family	not used
multi-family	not used

v. Nexus Reports:

-City of Soledad Fee Analysis (1992) - impact & departmental fees

B. 25 UNIT SINGLE-FAMILY SUBDIVISION MODEL

i. Project Typical for Jurisdiction?

Subdivisions yes - this devt model is too small however

ii. Expected Location of New Subdivision in this Jurisdiction:

West Street @ Monterey Street

iii. Expected Environmental Assessment Determination:

Mitigated Negative Declaration

iv. Typical Jurisdictional Requirements for this Model:

-Off-Site Improvements:	-street improvements, curb, gutter, sidewalk, st. trees, st. lights, median strips if on arterial
-Internal Site Improvements:	-dedication of streets and infrastructure, full street, curbs, gutters, driveways, sidewalks, st. trees, st. lights, full infrastructure, utility undergrounding
-Common Amenities / Open Space:	-no common amenities; park land dedication
-Affordable Housing Dedication:	-none required
-Project Management Requirements:	-Conditions of Approval
-Typical Reporting:	-soils, seismic, energy, others required depending on the site; EIR w/ various reports if on greenfield site

v. Model Valuation Information:

Single-Family Dwelling Unit Valuation Price per Sq. Ft.	85.50
Private Garage Valuation Price per Sq. Ft.	22.50
Total Valuation per Unit	222,750
Total Valuation per 25 Unit Subdivision Model	5,568,750

vi. Planning Fees:

	Type / Fee Calculation	Per Unit	Fee Amount
General Plan Amendment Fee	flat		350
Zone Change Application Fee	flat		350
Planned Unit Development Fee			-
Application Fee	flat		500
Tentative Map Fee	500 flat		500
Final Map Fee	included in the reimbursement agreement		-
Reimbursement Agreement Fee	flat		5,000
Environmental Assessment / Neg Dec Fee	deposit ¹		2,500
Subtotal Planning Fees			9,200

vii. Plan Check, Permit & Inspection Fees

	Type / Fee Calculation	Per Unit	Fee Amount
Building Permit Fee	schedule based on val'n	1681.15	42,029
Architectural Plan Check Fee (Model)	65% of Building Permit Fee (3 @ 1092.75/model)		3,278
Architectural Plan Check Fee (Production)	50% of Model Plan Check Fee (22 @ 546.38/unit)		12,020
Engineering Plan Check Fee	per hour (4 hours @ 92/hour) ²		368
Engineering Inspection Fee	per hour (4 hours @ 58/hour) ²		232
Strong Motion Instrumentation Fee (SMIP)	.0001 x val'n	22.28	557
Blueprint, Microfilm, Copy Fees	30 @ 0.25/page		8
Plan Storage Fee	3/permit	3	75
Electrical Permit Fee	6% of Building Permit Fee @ 100.87/unit		2,522
Plumbing Permit Fee	11% of Building Permit Fee @ 184.93/unit		4,623
Mechanical Permit Fee	6% of Building Permit Fee @ 100.87/unit		2,522
Grading Permit Fee	flat		65
Site Drainage Permit	based on lot sf (217,800 total projet sf)		225
Site Drainage Plan Review	equal to site drainage permit fee		225
Title XXIV Energy Compliance Fee	flat	120	3,000
Subtotal Plan Check, Permit & Inspection Fees			71,749

viii. Infrastructure, Impact & District Fees	Type / Fee Calculation	Per Unit	Fee Amount
City - Local Traffic Impact Fee	flat per unit	359.08	8,977
City - Sanitary Sewer Connection Fee	flat per unit	350	8,750
City - Water Connection Fee	flat per unit	416	10,400
City - Water Impact Fee	flat per unit	3007.50	75,187
City - Drainage Impact Fee	flat per unit	671.24	16,781
City - Sanitary Sewer Impact Fee	flat per unit	1,976	49,400
City - Fire Service Fees	flat per unit	175.63	4,391
City - Police Service Fees	flat per unit	155.47	3,887
City - Park Land In-Lieu Fees	flat per unit	880.28	22,007
City - General Government Fees	flat per unit	732.67	18,317
Soledad USD - School Impact Fee	1.72/sf	4,300	107,500
Subtotal Infrastructure, Impact & District Fees			325,597

x. Totals

Total Fees for 25 Unit Single-Family Subdivision Model (total of subtotals above)	406,546
Total Fees per Unit (total from above / 25 units)	16,262

C. SINGLE-FAMILY INFILL UNIT MODEL

i. Project Typical for Jurisdiction? Yes

ii. Expected Location of New Infill Unit in this Jurisdiction: Monterey Street @ Main Street

iii. Expected Environmental Assessment Determination: Categorical Exemption

iv. Typical Jurisdictional Requirements for this Model:

-Site Improvements	-match current neighborhood infrastructural stds; st.trees, driveway, sidewalk
-Typical Reporting	-soils, seismic, energy

v. Model Valuation Information:

Single-Family Dwelling Unit Valuation Price per Sq. Ft.	85.50
Private Garage Valuation Price per Sq. Ft.	22.50
Total Valuation per Model	222,750

vi. Planning Fees:	Type / Fee Calculation	Per Unit	Fee Amount
None			0
Subtotal Planning Fees			0

vii. Plan Check, Permit & Inspection Fees	Type / Fee Calculation	Per Unit	Fee Amount
Building Permit Fee	schedule based on val'n	1681.15	1,681
Architectural Plan Check Fee	65% of Building Permit Fee @ 1092.75/unit		1,093
Strong Motion Instrumentation Fee (SMIP)	.0001 x val'n	22.28	22
Blueprint, Microfilm, Copy Fees	15 @ 0.25/page		4
Plan Storage Fee	3/permit	3	3
Electrical Permit Fee	6% of Building Permit Fee @ 100.87/unit		101
Plumbing Permit Fee	11% of Building Permit Fee @ 184.93/unit		185
Mechanical Permit Fee	6% of Building Permit Fee @ 100.87/unit		101
Grading Permit Fee	flat		65
Site Drainage Permit	based on lot sf (6,000 total projet sf)		35
Site Drainage Plan Review	equal to site drainage permit fee		35
Title XXIV Energy Compliance Fee	flat	120	120
Subtotal Plan Check, Permit & Inspection Fees			3,445

viii. Infrastructure, Impact & District Fees	Type / Fee Calculation	Per Unit	Fee Amount
City - Local Traffic Impact Fee	flat per unit	359.08	359
City - Sanitary Sewer Connection Fee	flat per unit	350	350
City - Water Connection Fee	flat per unit	416	416
City - Water Impact Fee	flat per unit	3007.50	3,008
City - Drainage Impact Fee	flat per unit	671.24	671
City - Sanitary Sewer Impact Fee	flat per unit	1,976	1,976
City - Fire Service Fees	flat per unit	175.63	176
City - Police Service Fees	flat per unit	155.47	155
City - Park Land In-Lieu Fees	flat per unit	880.28	880
City - General Government Fees	flat per unit	732.67	733
Soledad USD - School Impact Fee	1.72/sf	4,300	4,300
Subtotal Infrastructure, Impact & District Fees			13,024

x. Totals

Total Fees for Single-Family Infill Unit Model (total of subtotals above)	16,469
--	---------------

D. 45 UNIT MULTI-FAMILY MODEL

i. Project Typical for Jurisdiction?	Yes
ii. Expected Location of 45 Unit Multi-Family Development in this Jurisdiction:	Palm Street @ 8th Street
iii. Expected Environmental Assessment Determination:	Mitigated Negative Declaration
iv. Typical Jurisdictional Requirements for this Model:	

-Off-Site Improvements:	-street improvements, curb, gutter, sidewalk, st. trees, st. lights, median strips if on arterial
-Internal Site Improvements:	-dedication of streets and infrastructure, full street, curbs, gutters, driveways, sidewalks, st. trees, st. lights, full infrastructure, utility undergrounding
-Common Amenities / Open Space:	-no common amenities; open space area on site
-Affordable Housing Dedication:	-none required
-Project Management Requirements:	-Conditions of Approval; Management Agreement; On-site manager required
-Typical Reporting:	-soils, seismic, energy, others required depending on the site

v. Model Valuation Information:

Multi-Family Dwelling Unit Valuation Price per Sq. Ft.	75.90
Private Garage Valuation Price per Sq. Ft.	22.50
Total Valuation per Unit	80,400
Total Valuation per 45 Unit Multi-Family Model	3,618,000

vi. Planning Fees:	Type / Fee Calculation	Per Unit	Fee Amount
General Plan Amendment Fee	flat		350
Zone Change Application Fee	flat		350
Planned Unit Development Fee			-
Environmental Assessment / Neg Dec Fee	deposit ¹		2,500
Subtotal Planning Fees			3,200

vii. Plan Check, Permit & Inspection Fees	Type / Fee Calculation	Per Unit	Fee Amount
Building Permit Fee	schedule based on val'n	857	38,545
Architectural Plan Check Fee (Model)	65% of Building Permit Fee @ 556.76/unit		25,054
Engineering Plan Check Fee	per hour (4 hours @ 92/hour) ²		368
Engineering Inspection Fee	per hour (4 hours @ 58/hour) ²		232
Strong Motion Instrumentation Fee (SMIP)	.0001 x val'n	8.04	362
Blueprint, Microfilm, Copy Fees	30 @ 0.25/page		8
Plan Storage Fee	3/permit	3	135
Electrical Permit Fee	6% of Building Permit Fee @ 51.39/unit		2,313
Plumbing Permit Fee	11% of Building Permit Fee @ 94.22/unit		4,240
Mechanical Permit Fee	6% of Building Permit Fee @ 51.39/unit		2,313
Grading Permit Fee	flat		65
Site Drainage Permit	based on lot sf (130,680 total projet sf)		147
Site Drainage Plan Review	equal to site drainage permit fee		147
Title XXIV Energy Compliance Fee	flat	120	5,400
Subtotal Plan Check, Permit & Inspection Fees			79,329
viii. Infrastructure, Impact & District Fees	Type / Fee Calculation	Per Unit	Fee Amount
City - Local Traffic Impact Fee	flat per unit	287.27	12,927
City - Sanitary Sewer Connection Fee	flat per unit	350	15,750
City - Water Connection Fee	flat per unit	416	18,720
City - Water Impact Fee	flat per unit	2,057	92,565
City - Drainage Impact Fee	flat per unit	201.37	9,062
City - Sanitary Sewer Impact Fee	flat per unit	1,976	88,920
City - Fire Service Fees	flat per unit	175.63	7,903
City - Police Service Fees	flat per unit	155.47	6,996
City - Park Land In-Lieu Fees	flat per unit	880.28	39,613
City - General Government Fees	flat per unit	732.67	32,970
Soledad USD - School Impact Fee	1.72/sf	1,720	77,400
Subtotal Infrastructure, Impact & District Fees			402,826
x. Totals			
Total Fees for 45 Unit Multi-Family Model (total of subtotals above)			485,355
Total Fees per Unit (total from above / 45 units)			10,786

Notes: ¹ Deposit amount represents typical actual cost.

² Fees based on estimated typical time.